

SECOND EXTENSION OF LICENSE AGREEMENT

This Second Extension of License Agreement ("Second Extension") is made on December 15, 2020 by and between the University of Massachusetts Amherst ("University") and Green Rows of Waltham ("Licensee").

WHEREAS, University and Licensee entered into an Agreement for Use of Office Facilities at the UMass Waltham Center dated July 31, 2018, for the Premises at 240 Beaver Street in Waltham, Massachusetts ("Agreement").

WHEREAS, Sections 5 and 22 of the Agreement provide that the parties may mutually agree to modifications to the Agreement in writing.

WHEREAS, University and Licensee wish to modify the Agreement as set forth below.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the receipt and sufficiency of which are hereby acknowledged, University and Licensee agree as follows:

1. TERM: The term of the Agreement shall be extended on a month-to-month basis, terminable by Licensor or Licensee upon thirty (30) days' prior written notice to the other party.
2. FEE: In consideration of the rights granted to Licensee under the Agreement and this Extension, Licensee shall pay to University a fee in the amount of One Hundred Dollars (\$100.00) per month.
3. Except as modified hereby, all other parts of the Agreement are ratified, confirmed and approved and shall remain in full force and effect in accordance with its terms.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Second Extension as of the date first written above.

**UNIVERSITY:**  
**UNIVERSITY OF MASSACHSETTS**

DocuSigned by:  
By: Andrew P. Mangels  
Name: Andrew P. Mangels  
Title: Vice Chancellor for Administration and Finance

**LICENSEE:**  
**GREEN ROWS OF WALTHAM**

By: Ailene Orlando  
Name: Ailene Orlando  
Title: Treasurer

### FIRST EXTENSION OF LICENSE AGREEMENT

This First Extension of License Agreement ("First Extension") is made on April 30, 2020 by and between the University of Massachusetts Amherst ("University") and Green Rows of Waltham ("Licensee").

WHEREAS, University and Licensee entered into an Agreement for Use of Office Facilities at the UMass Waltham Center dated July 31, 2018, for the Premises at 240 Beaver Street in Waltham, Massachusetts ("Agreement").

WHEREAS, Sections 5 and 22 of the Agreement provide that the parties may mutually agree to modifications to the Agreement in writing.

WHEREAS, University and Licensee wish to modify the Agreement as set forth below.

NOW, THEREFORE, in consideration of the mutual promises contained herein, the receipt and sufficiency of which are hereby acknowledged, University and Licensee agree as follows:

1. Section 1 (Reference Data) of the Agreement shall be modified by deleting the Mailing Address of the University currently listed and replacing same with: *"Steven Goodwin, Whitmore Administration Building Room 347, 181 Presidents Drive, Amherst, MA 01003"*.
2. TERM: The term of the Agreement shall be extended through December 31, 2020.
3. FEE: In consideration of the rights granted to Licensee under the Agreement and this Extension, Licensee shall pay to University a fee in the amount of One Thousand Two Hundred and 00/100 Dollars (\$1,200.00), payable in advance in monthly installments of One Hundred Dollars (\$100.00) per month.
4. Section 12 (Surrender of Premises) is hereby amended by deleting the following language in its entirety: *"However, if the expiration or termination takes place after the onset of the Licensee's farming season (January 1st) and is for anything other than a catastrophic event rendering the land unusable or due to misuse on the part of the Licensee, the Licensee shall be allowed to see their full growing season through to completion (Jan through December) before being required to vacate the Premises."*
5. Section 12 (Hazardous Materials) is hereby amended to replace *"Robert Schrader"* with *"the University's Environmental Health & Safety Office"*.
6. Section 15 (Insurance) is hereby amended to add the following to the end of the section: *"All certificates of insurance from Licensee shall list the University as an additional insured."*

7. Section 22 (Miscellaneous Provisions) is hereby amended by placing an "X" next to Exhibit A to indicate inclusion of same. Exhibit A showing land licensed is hereby attached and incorporated herein by reference.
8. Except as modified hereby, all other parts of the Agreement are ratified, confirmed and approved and shall remain in full force and effect in accordance with its terms.

[SIGNATURE PAGE TO FOLLOW]

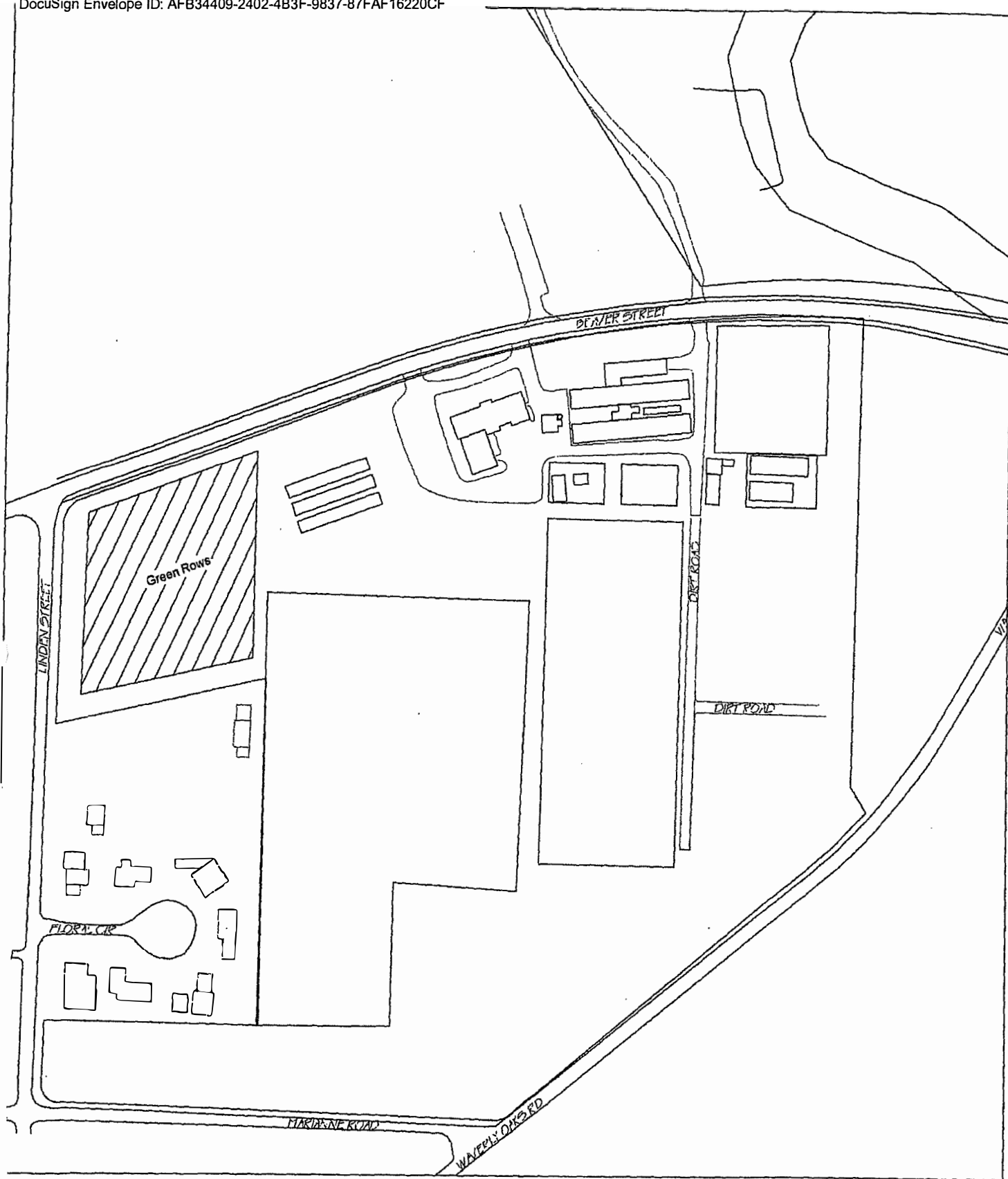
IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first written above.

**UNIVERSITY:**  
**UNIVERSITY OF MASSACHSETTS**

DocuSigned by:  
By: Andrew P. Mangels  
Name: Andrew P. Mangels  
Title: Vice Chancellor for Administration and Finance

**LICENSEE:**  
**GREEN ROWS OF WALTHAM**

By: Ailene Orlando  
Name: Ailene Orlando  
Title: Treasurer



 Licensed Land

SCALE: 1"=200'  
0 50 100 200

**WALTHAM STATION  
GREEN ROWS  
EXHIBIT A - LICENSED LAND**

1/24/2020

UMass Campus Planning

